113.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,300 / 774,300
					USE VALUE:	774,300 / 774,300
					ASSESSED:	774,300 / 774,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLEURANT GUYCHARDINE
Owner 2:	
Owner 3:	
Street 1:	133 NEWLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLSEN MICHAEL E & JOANNE C -
Owner 2:	-
Street 1:	133 NEWLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 2686 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4581.000	384,100		390,200	774,300
Total Card	0.105	384,100		390,200	774,300
Total Parcel	0.105	384,100		390,200	774,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.27 | /Parcel: 288.27

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72548
GIS Ref	
GIS Ref	
Insp Date	08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	384,100	0	4,581.	390,200	774,300		Year end	12/23/2021
2021	101	FV	372,000	0	4,581.	390,200	762,200		Year End Roll	12/10/2020
2020	101	FV	372,100	0	4,581.	390,200	762,300	762,300	Year End Roll	12/18/2019
2019	101	FV	277,700	0	4,581.	384,600	662,300	662,300	Year End Roll	1/3/2019
2018	101	FV	277,700	0	4,581.	295,400	573,100	573,100	Year End Roll	12/20/2017
2017	101	FV	277,700	0	4,581.	278,700	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	259,400	0	4,581.	256,400	515,800	515,800	Year End	1/4/2016
2015	101	FV	252,800	0	4,581.	239,700	492,500	492,500	Year End Roll	12/11/2014

!8809!

PRINT

Date	Time
12/30/21	07:57:57

LAST REV

Date	Time
08/30/18	18:21:22
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8809

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSEN MICHAEL E	1493-141		7/25/2016		644,000	No	No		
ROWE KEITH/ETAL	1110-3		4/29/1993		137,000	No	No		Y

USER DEFINED

Prior Id # 1:	72548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2018	863	Solar Pa	26,000	C				
10/31/2017		New Wind	3,700					
11/2/2016	1348	Re-Roof	14,350	C				
3/16/1997	1440		27,900					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	BS	Barbara S
2/13/2009	Measured	294	PATRIOT
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4581		Sq. Ft.	Site		0	70.	1.22	6									390,201						390,200	

Total AC/HA:	0.10517	Total SF/SM:	4581	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	390,201	Spl Credit		Total:	390,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13431728
Const Adj.:	0.98500049
Adj $ / SQ:	145.249
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471926
Depreciation:	87778
Depreciated Total:	384148

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

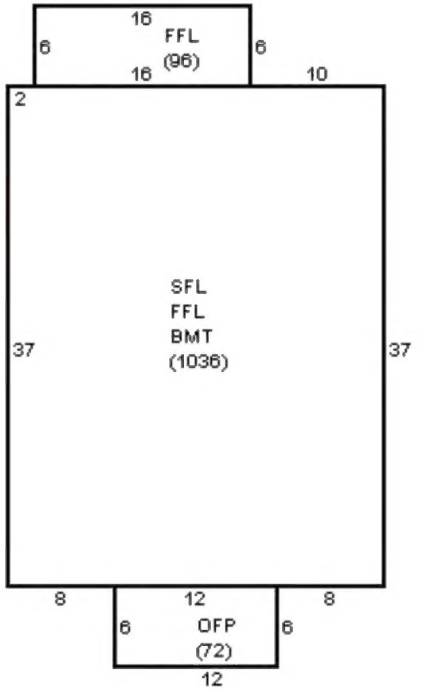
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	145.25
Special Features:	0	Val/Su Net:	117.25
Final Total:	384100	Val/Su SzAd	177.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,132	145.250	164,422
BMT	Basement	1,036	69.720	72,230
SFL	Second Floor	1,036	145.250	150,478
OFP	Open Porch	72	38.830	2,795

Net Sketched Area:	3,276			Total:	389,925
Size Ad	2168	Gross Area	3276	FinArea	2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	